



# Storage Room for sale in San Pedro de Alcántara, Marbella

3,650,000 €

Reference: R4826068 Bathrooms: 1 Build Size: 1,720m<sup>2</sup>





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## Costa del Sol, San Pedro de Alcántara

Commercial premises with a working business - storage room rental.

There are two commercial spaces:

One is 361 m<sup>2</sup> (according to Nota Simple it is 281 m<sup>2</sup> plus another 80 m<sup>2</sup> were also built).

On this floor there are 42 storage rooms, ranging in size from 2 m<sup>2</sup> to 9.5 m<sup>2</sup>.

The height of this room is 5.60 m, which made it possible to make a second floor, with an area of 235 m<sup>2</sup>.

On which it is planned to do another 60 storage rooms, ranging in size from 2 m<sup>2</sup> to 4 m<sup>2</sup> (there is already a construction plan and materials have been purchased).

There is a semi-basement with a car entrance, with a total area of 1359 m<sup>2</sup>.

On this floor there are 163 storages, ranging in size from 1.2 m<sup>2</sup> to 14 m<sup>2</sup>.

The height of this space varies from 3.5 m to 4.5 m.

There is an unoccupied area of 96 m<sup>2</sup>, where it is planned to build another 40-60 storage rooms of 2 m<sup>2</sup> each.

Currently, 205 storage rooms are in operation and the construction of another 60 storage rooms is planned.



## Features:

### Features

Near Transport  
Storage Room  
Double Glazing  
Staff Accommodation  
Basement  
Access for people with reduced mobility

### Setting

Commercial Area  
Close To Town

### Security

24 Hour Security  
Alarm System

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Parking

Street  
More Than One

### Views

Urban  
Street

### Furniture

Fully Furnished

### Category

Investment  
Bargain  
Resale  
Contemporary